

# 10 & 2

TOWNS

CITIES









# The Story of The Androscoggin Area

"The rising tide lifts all boats", said Dr. Charles F. Phillips, President of Bates College, when it was announced that a group of forward-looking citizens had organized the Androscoggin Area Development Corporation. This private, non-profit, industrial development group, is dedicated to improving the economic health of the Androscoggin area.

Dr. Phillips, together with Justice Donald W. Webber, of the Maine Supreme Court, were honorary chairmen of the drive which gathered a three year budget, over subscribed by 20%, to implement the objectives of this corporation,

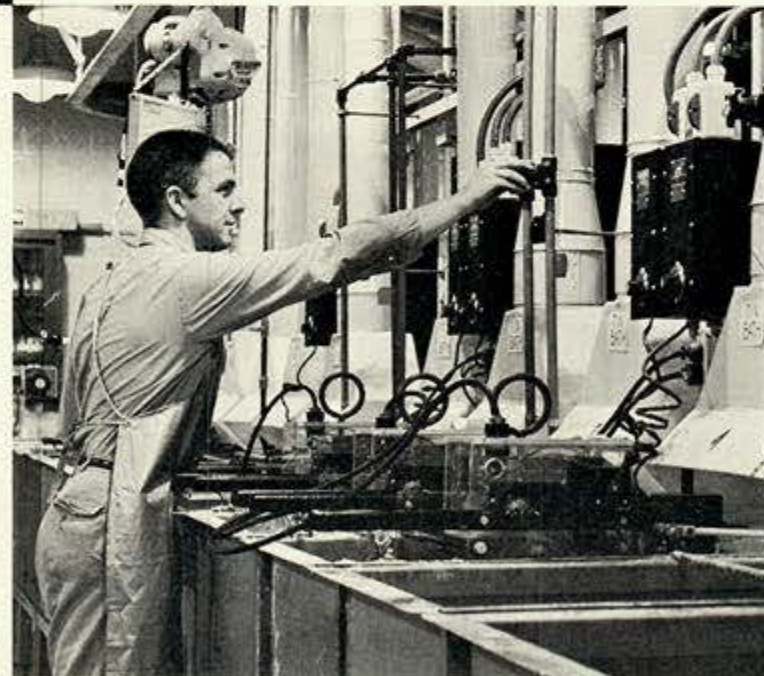
the only one of its kind in the State of Maine.

The objectives of this corporation are long range, aimed not so much at the accomplishment of spectacular results, as at a sound, continuing economic growth of the Androscoggin area, which includes the cities of Lewiston-Auburn and ten surrounding towns. As one of the few remaining regions in the United States with its resources virtually untapped, this area in southwest Maine has unlimited potential for profitable economic development.

For Additional Information Contact:

Androscoggin Area Development Corp.  
95 Park Street, Lewiston, Maine 04240

Telephone 783-2007 AC 207





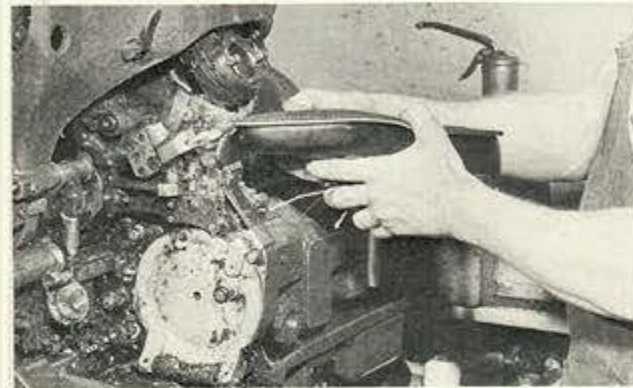
# Development Program -----

Basically, area economic development will serve to reduce the current rate of unemployment in the area and, more important, help the two cities and ten towns to grow and prosper.

This corporation, if it fulfills the expectations of the founders, will not displace or substitute for the activities now being furnished by the two municipal governments of Lewiston and Auburn, but will supplement them. A close working relationship is maintained with the Department of Economic Development in Augusta.

The undeveloped land of the area and the untouched resources are vast. Its proximity to all major markets of the United States and some in Canada, its excellent labor record, and its most favorable tax structure, make the location of the Androscoggin area attractive to incoming industry.

The Androscoggin Area Development Corporation, by its efforts, hopes to insure progress for our area and for our state.







# The **IMPACT** and Significance of

Within this 750 mile radius lies -



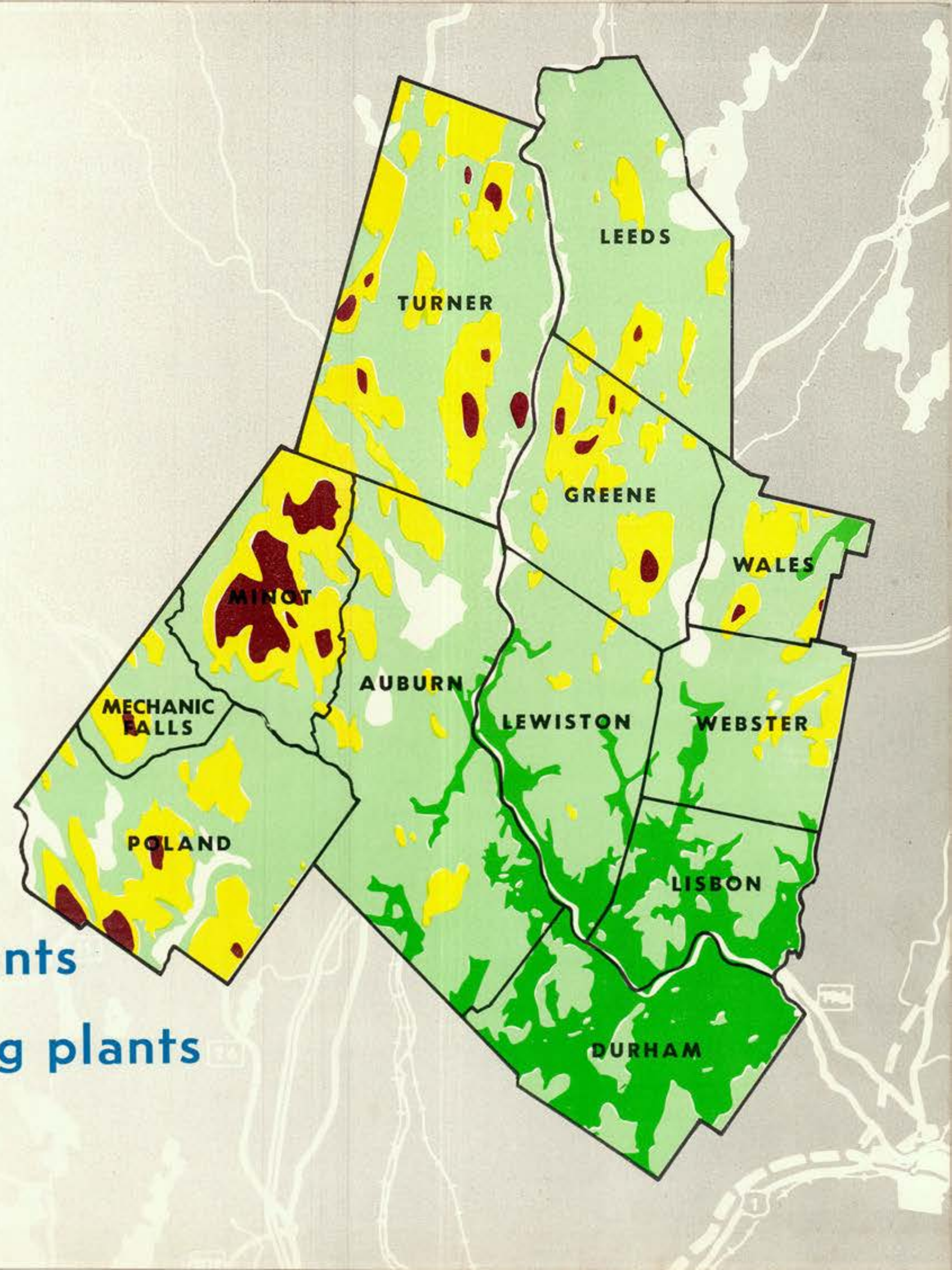
## our Geographic Location

--- 35% of the U. S. population

45% of the Canadian population

65% of the U. S. manufacturing plants

75% of the Canadian manufacturing plants





# 10 Towns for Industry and Gracious Country Living

## TURNER

Population 1,890. Land Area 62.4 square miles. A general farming area located on the west side of the Androscoggin River, the Town of Turner consists of scattered village settlements. Several lakes and ponds provide the setting for boys' and girls' summer camps and private cottage developments. The Nezinscot River, noted for canoe trips, flows through the town and a small landing field with seaplane facilities is located in the southwest corner of the town. Manufacturing includes a rug guild producing hooked rugs and a small bottling plant.

## MINOT

Population 780. Land Area 30.0 square miles. The town of Minot is a general farming and country residential town located immediately west and north of the City of Auburn. Major highway routes leading from the Auburn-Lewiston complex cross the southern portion of town. West Minot, principal village in the town, is the site of a wood products manufacturing plant making novelties, wooden sleds and toboggans.

## MECHANIC FALLS

Population 2,195. Land Area 11.2 square miles. This commercial and manufacturing town is located 10 miles west of the City of Auburn at a water power site on the Little Androscoggin River. Paper products, furniture and wood products provide the major economic activity in the community.

## POLAND

Population 1,537. Land Area 42.8 square miles. This general farming area and summer residential community is located west and south of the city of Auburn. Thompson Lake, Tripp Pond, Upper, Middle and Lower Range Ponds and several small ponds provide the location for extensive summer cottage and recreational camp development. A television broadcasting facility and a major convention-resort hotel are located in the town. A small fiberboard plant is the principal manufacturing activity.

## DURHAM

Population 1,086. Land Area 38.5 square miles. This town is primarily a cut-over forested area and general farming community located on the south side of the Androscoggin River opposite the town of Lisbon. Durham was the site of a religious colony, which gained national prominence in the late 19th century.

## GREENE

Population 807. Land Area 41.8 square miles. A concrete block and pipe plant is the principal manufacturing activity in this rural farming community. Leeds Junction on the Maine Central Railroad is the point where rail shipments to and from the Livermore Falls, Farmington, and Rumford areas tie in with the railroad's main line. Androscoggin Lake in the northern part of the town provides the setting for summer cottages and recreational activity.

## LEEDS

Population 1,226. Land Area 34.1 square miles. This general farming and rural residential town consists of several village clusters and is located north and east of the City of Lewiston. A major highway, U. S. Route 202, and the Maine Central Railroad main line between Lewiston and the Augusta-Waterville area cross through the central part of the town. A lumber mill and a woodworking plant are local resource based manufacturing activities.

## WALES

Population 488. Land Area 16.5 square miles. Dispersed general farming activity and rural residences characterize this small town. The east shore of Lake Sabattus has some summer cottage development and Mt. Sabattus, with a summit elevation of 802 is a prominent feature of the landscape.

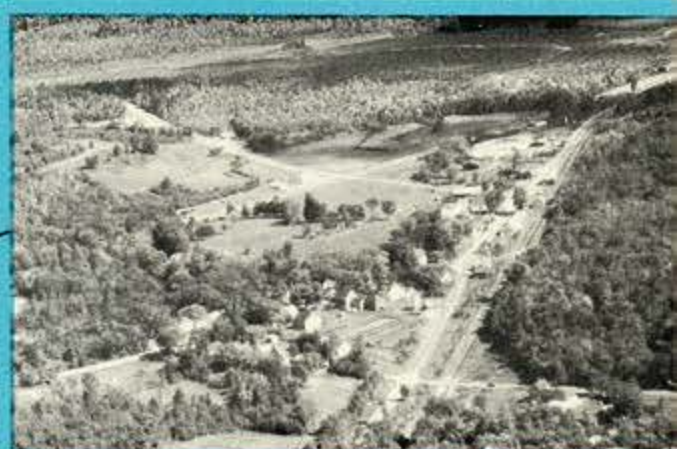
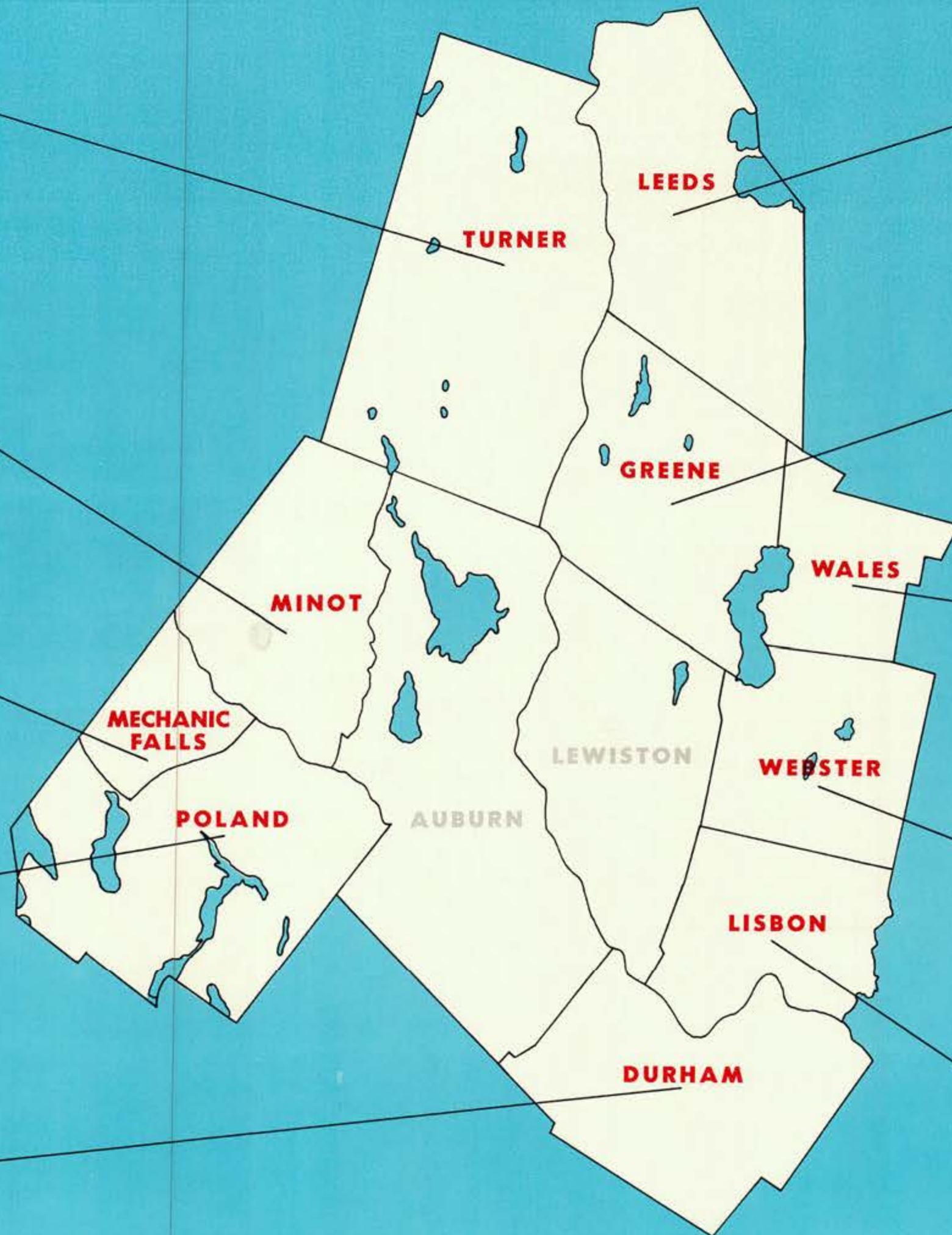
## WEBSTER

Population 1,302. Land Area 25.1 square miles. This town is located at the southern end of Lake Sabattus, approximately 6 miles east of the City of Lewiston. Manufacturing related to the boot and shoe industry — plastic and molded rubber heels, soles and top-lifts — is the principal economic activity for the village of Sabattus, the major settlement in the town. Elsewhere, rural farming, suburban residences and summer cottage developments are important.

## LISBON

Population 5,042. Land Area 23.9 square miles. Lisbon Falls, Lisbon and Lisbon Center are the three major settlements within this manufacturing oriented town located south of Lewiston on the Androscoggin River. Two woolen textile mills, a gypsum board plant and a vinyl asbestos tile mill are the principal manufacturing concerns. The town is on a major highway Route 196 which connects Brunswick and Lewiston and is also served by the Maine Central Railroad.







# **2 Cities** **an Area for Management and Labor Alike**

## **LEWISTON**

Lewiston is located on the banks of the Androscoggin River, in generally gently rolling land, twenty miles inland from Casco Bay and the coast of Maine. The population in 1960 was 40,804.

Lewiston is an Industrial community with a large area and the principal city of a large region. Textiles and shoe manufacture predominate with many other smaller industries offering some diversification. Significant retail and wholesale activities and important services such as hospitals and news media help give Lewiston its importance in the central western part of Maine.

Although there were some early saw mills and grist mills, the Industrial development which provided Lewiston with the basis for growth started with the building in 1834 of the first textile mill, the Lewiston Falls Manufacturing Company, and with the construction of the main canal as far as the Bates Mill in 1850-51. Several new industries have located in Lewiston in recent years. Good sites for additional industrial and commercial development are available.

Only about one-fourth of the 35.1 square mile area of Lewiston is built up. The built-up area is in the following approximate uses: Industrial 10%, Commercial 10%, Residential 60%, and Institutional 20%.

Special features include the Bates Mill, Central Maine Youth Center, Central Maine General Hospital, St. Mary's Hospital and Bates College.

Lewiston completed in 1962 a Comprehensive Plan and has begun studies for its first urban renewal project. These accomplishments reflect an awareness of the City's planning needs.

Lewiston's industries and Institutions, and its strong regional position are important foundations upon which to build for the future. Each of these assets will be strengthened through private endeavor and urban renewal to assure Lewiston an economic base to support a program of civic improvement.

## **AUBURN**

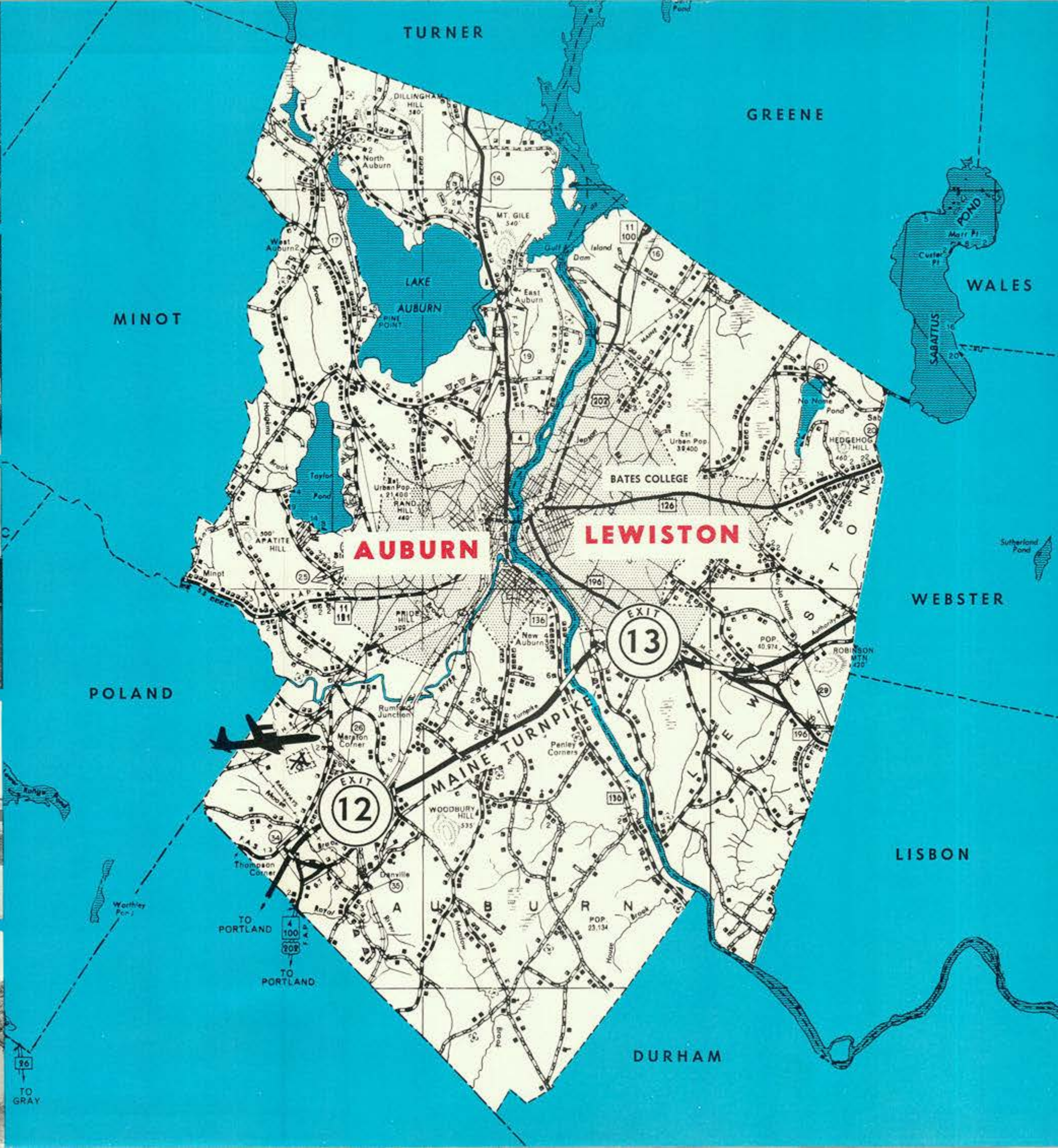
The City of Auburn, the County Seat of Androscoggin County, lies on the west bank of the Androscoggin River opposite the City of Lewiston. Auburn is 32 miles northerly of Portland, 31 miles southerly of Augusta, and 30 miles northwesterly from the confluence of the Androscoggin and Kennebec Rivers at Merrymeeting Bay. Auburn, Maine's fourth largest city, had a 1960 United States census population of 24,449. Since the U. S. Government started conducting its decennial census in 1850, Auburn has always shown population increases.

Industrially, Auburn ranks as one of the nation's largest shoe manufacturing centers. Auburn became the first city in the state to have a shoe manufacturing company when, in 1835, the State Legislature granted a charter to the Minot Shoe Company. Although leather and leather products remain the predominant industries, in recent years there has been a growing diversification into other fields — among them a structural concrete plant, a specialty textile mill, a modern bakery products plant, and a large milling facility. This diversification of industries and commercial establishments within the city has added to the economic stability of the community.

As is characteristic of all older New England manufacturing cities, the urban center of Auburn is an admixture of manufacturing, wholesaling, retailing, religious and governmental facilities. Its tree-lined streets offer many surprises in beautiful new homes, churches and small commercial establishments. In outlying areas of the community are several rural village clusters of houses, each reminiscent of a tiny New England town. In these outlying districts are some of the State's most extensive dairying, poultry and egg producing, orcharding and brick manufacturing operations.

Within Auburn's 65.3 square miles of area, a wide and interesting variety of topography offers unlimited opportunities for an individual to enjoy the wonders of nature. Flatlands gradually slope into rolling terrain, from which some extensive hills and ridges protrude; Lake Auburn and Taylor Pond lie placidly in bowls created by the hills and many beautiful residences overlook the lakes from a distance. A wide diversity of land use opportunities remain in the less developed portions of Auburn.









## AUBURN Industrial Park

The Bosse Industrial Park is located in the City of Auburn. Established in 1960, the park is operated by Robert Bosse & Company and Charles Levin Realty Company, 145 Lisbon Street, Lewiston. The park is 69 acres in extent and is 10 percent occupied with two plants. Services include architect/engineer, construction, electric power, financing, manufactured gas, sewerage, telephone and water. Twenty-five percent of lots may be covered by buildings. Under city zoning authority, the park is restricted to heavy industry, light manufacture, wholesale and truck terminal, research and development uses. Nuisance control is through zoning and the park has sign limitations, residential construction prohibitions, off-street parking and loading requirements.

The Androscoggin Airport Industrial District contains 200 acres of desirable industrial land located on the perimeter of the Lewiston-Auburn Municipal Airport.



## LEWISTON Industrial Park

The Lewiston Industrial Park is operated by the Lewiston Development Corporation. The park was established in 1958, is 125 acres in extent, and is 10% occupied. Services include architect/engineer, construction, electric power, financing, manufactured gas, paved access roads, paved internal roads, rail siding, sewerage, telephone and water. Ten percent of lots may be covered by building. Under city zoning authority, the park is restricted to heavy industry, light manufacture, wholesale and truck terminal, and research and development uses. Zoning regulations control nuisances and the park has building set-back and landscaping requirements, control of design and/or construction, outdoor storage screening requirements and a residential construction prohibition.

The Lisbon Industrial Park is operated by the Lisbon Development Corporation. The park was established in 1962, is 68 acres in extent and is 15% occupied. Services include construction, electric power, financing, rail siding, telephone and water. There are no restrictions on percentage of lots which may be covered by buildings. Zoning authority for the park area is municipal and nuisance control is through deed covenants. The park has a residential construction prohibition.



# NATURAL RESOURCES

## WATER

Surface water supplies in excess of 100 million gallons per day are available from the main stream of the Androscoggin River while the Little Androscoggin River and another tributary in the Lisbon area can provide 10 to 100 million gallons daily. Evenness of precipitation throughout the year generally assures satisfactory stream flow. Ground water supplies vary throughout the area.

## FOREST

Forest resources in the area provide the raw material for twenty primary sawmill operations. Production includes both softwood and hardwood long lumber and custom sawed lumber, as well as some bolt wood.

Total hardwood lumber cut was 2,610,000 board feet which represented 1.5% of the state total production. Principal species are oak, white birch, hard maple and beech.

Softwood lumber cut totalled 8,996,000 board feet or 2.4% of the state total. White pine and hemlock are the principal species involved.

Pulpwood production of 33,600 cords represented 1.5% of the state total. Pulp and paper and fiber board mills are located at Livermore Falls, Lisbon Falls and at Topsham.

(based on 1962 data for Androscoggin County as a whole)

## AGRICULTURE

More than two-fifths (42.7%) of the total land area in the region, or some 130 thousand acres is in farms. The average size of all farms is 147 acres, although commercial farms average 182 acres in size. Only a small part of total farm acreage, however, is in actual cash producing cropland.

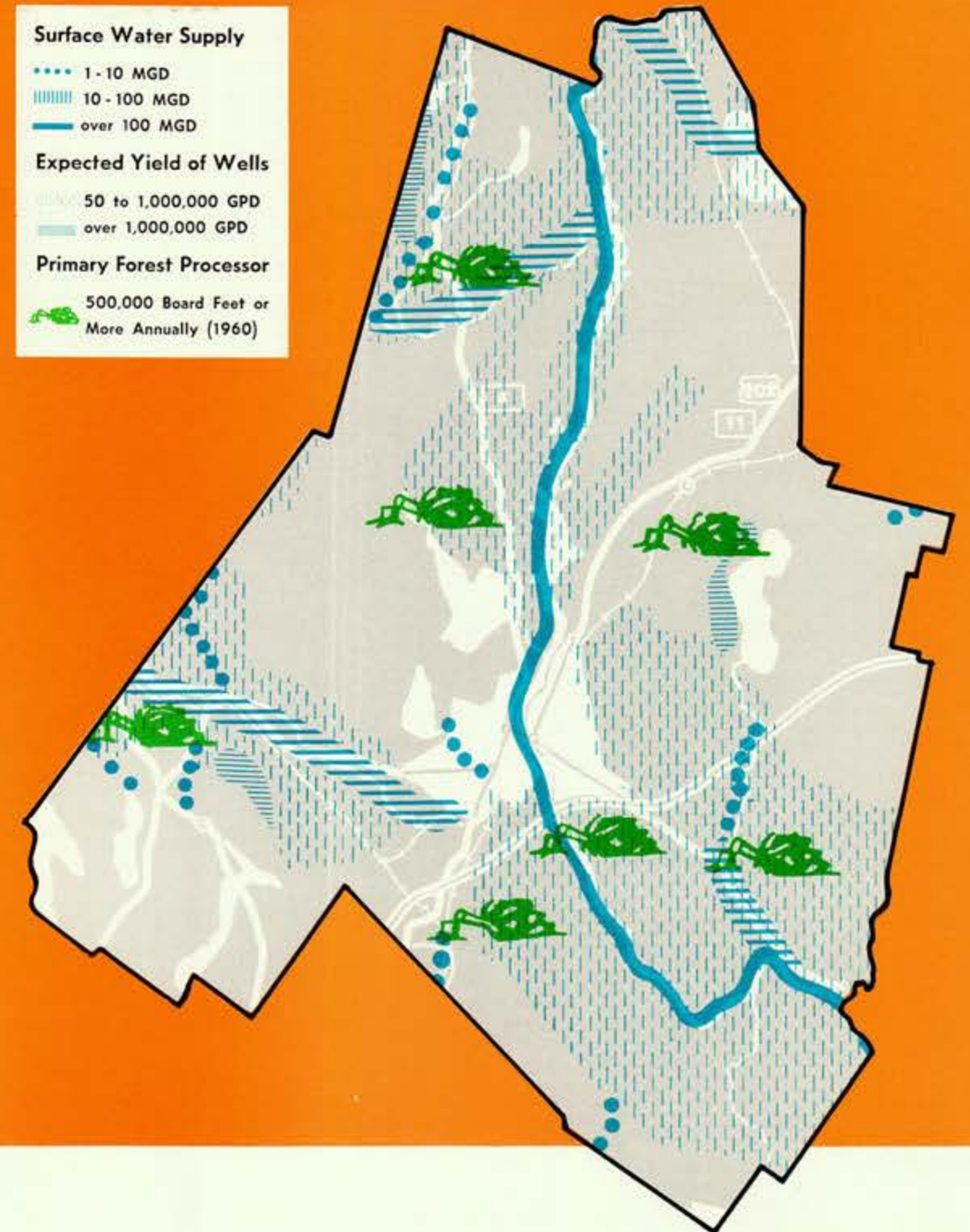
Farm products sold from the region have a total value of \$8,800,000. Poultry and poultry products lead the list with a value of \$4,100,000. Dairy products sold have a value of \$2,600,000 and other livestock products sold are valued at \$600,000. Value of harvested crops sold include fruit (primarily apples) at \$660,000; forest and horticultural specialties at \$600,000; field crops at \$200,000; and vegetables at \$60,000.

## MINERALS

Eleven commercial sand and gravel producers were active; most were near Lewiston, Leeds, Durham, Webster and Auburn. Sixty-three percent of the sand and gravel was prepared, mostly for building and paving material and as fill; a smaller quantity was prepared for railroad ballast.

Miscellaneous clay is produced from open pits by two companies in Auburn for use in making building brick.

Feldspar is mined at the Phillips Mine near Minot.





# TRANSPORTATION

## RAILROADS

From the Androscoggin area the Maine Central Railroad serves the entire nation and all of Canada through direct connections with the Canadian Pacific, Canadian National, Bangor & Aroostook, and Boston & Maine Railroads. The Maine Central offers main line rail service from Androscoggin County to all of Maine, and through Portland across New Hampshire to St. Johnsbury, Vermont.

The Maine Central is Maine's largest railroad; solvent, prospering, and offering shippers the best in equipment, rates and service and operating over the broad industrial mid-section of Maine, the area in which 90 percent of the State's people make their homes.

## HIGHWAYS

The Maine Turnpike, a divided four-lane limited access toll road is the principal highway route servicing the area. Interchanges are located at both Auburn and Lewiston. The Turnpike allows high-speed movement of people and goods south to Maine points giving the area overnight transportation to Boston, New York, Philadelphia and as far south as Washington, D. C. Parallel routes to the Turnpike provide good connections to Portland and the Augusta-Waterville areas. A comparatively dense network of secondary routes connects the surrounding communities to the Lewiston-Auburn center.



Lewiston-Auburn Airport and Turnpike Interchange



Piggy Back Rail Shipments





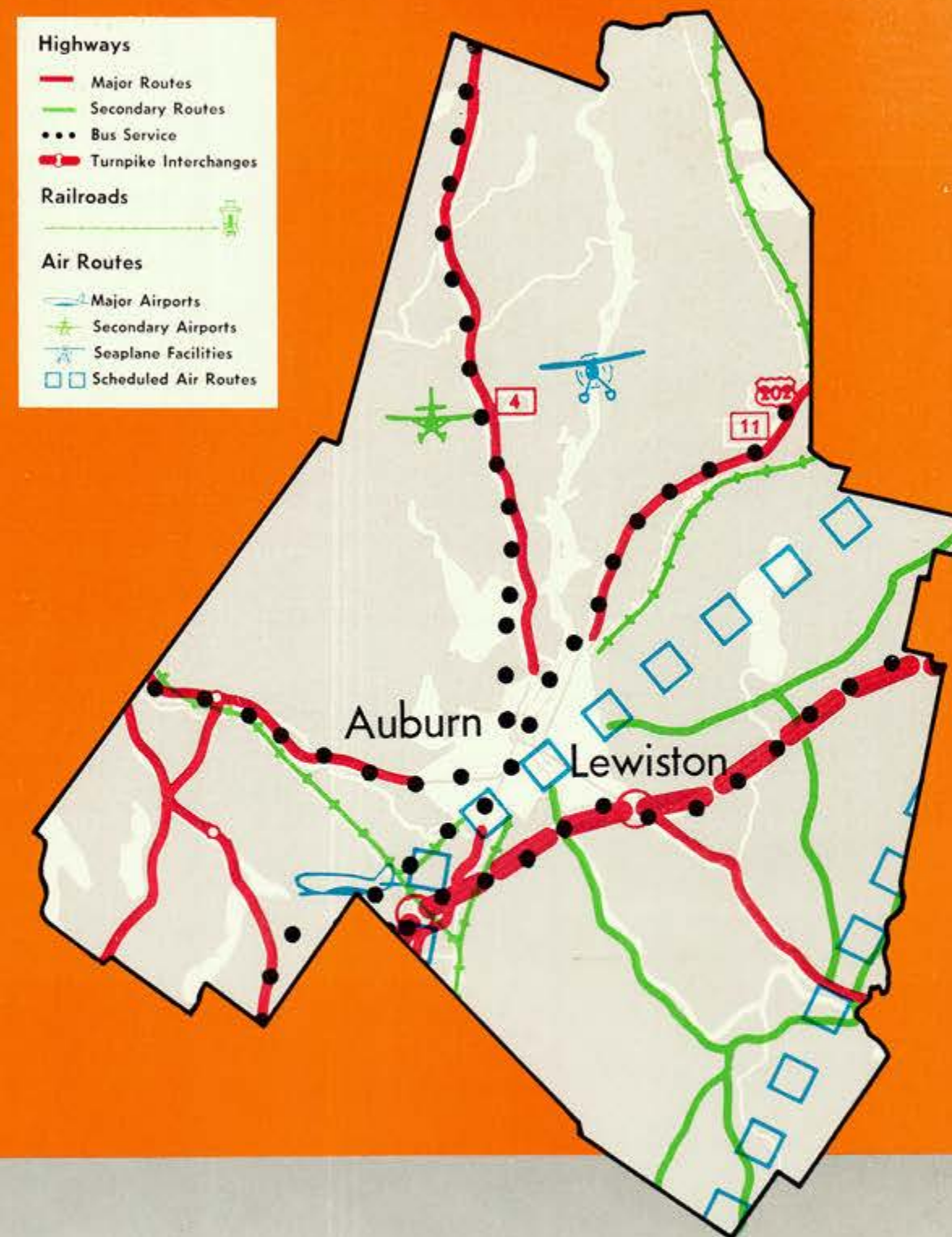
## AIRLINES

A regularly scheduled commercial air carrier serves the Lewiston-Auburn area, at the Auburn-Lewiston Airport, located on the southerly outskirts of the City of Auburn. Scheduled flights connect at Boston with flights of major airlines to all points. Scheduled flying time to Boston is less than one hour. Service is on a year-round schedule.

Charter passenger and freight service is also available at the Auburn-Lewiston Airport as are services for privately owned aircraft. Seaplane facilities are located in the Town of Turner.

## PORTS

The Port of Portland, approximately thirty-five miles south of Lewiston-Auburn, is admirably situated to serve the central Maine region. The state's major seaport with year-round deep water facilities, Portland handles over 600 vessels annually. Imports in 1962 included crude oil (for pipe-line transshipment to Montreal), China clay, woodpulp, casein, hides, titanium dioxide, steel and coal. Exports were grain, newsprint, scrap iron, woodpulp, flour and machinery. Complete cargo handling and storage facilities are available.



Port of Portland

Lewiston-Auburn Municipal Airport Administration Building







Harris Station, Indian Pond, Largest Hydro Electric Station in Maine



William F. Wyman Station, Cousins Island, Yarmouth, Me.

# UTILITIES

## ELECTRICITY

Readily available throughout the Androscoggin Area is an adequate and dependable supply of electric power at industrial rates which compare favorably with those of other investor-owned utilities.

Central Maine Power Company, which prides itself on fast, efficient service, supplies electricity to central and southwestern Maine. A totally integrated generating system, composed of 34 hydro-electric and 8 steam plants with a total rated capacity of 547,955 kilowatts, is divided about equally between water power and fossil fuels. Plant additions and property maintenance are continuing features of CMP operations.

In addition, Central Maine Power lines interconnect to the northeast with those of Bangor Hydro-Electric Company and the Maine electrical grid. To the southwest interconnections are maintained with Public Service Company of New Hampshire and the New England Power Pool. Such ties give further assurance of the availability of electricity at all times.

The Androscoggin Area is strategically located in the heart of CMP's service area with numerous substations receiving electricity

through Central Maine Power's approximately 1,700 miles of transmission lines, comprising the network which transfers electricity from the generating sources through various steps to the eventual customer.

In addition to its Area Development Department, which works in close cooperation with State and local groups, the Company maintains an Industrial and Commercial Sales Department staffed with competent engineers who will be pleased to discuss any problems pertaining to the application of electricity to existing or potential industries.

## WATER

The developed portions of the larger communities are served by water supply systems. The Auburn Water District (quasi-municipal) serves 7300 customers and the Lewiston municipal Water Department serves 13,500 customers. Both systems are supplied from Lake Auburn and only chlorination is required in the way of treatment. In Lisbon, the municipal Water Works serves 1200 customers from driven wells. No treatment is required. The privately-owned Mechanic Falls Water Company serves 460 customers from sources in Whitehouse Brook. Chlorination and filtration are the treatment processes used.

## Modern Communications



## Lewiston Gas Light Co.





## GAS

Gas Service is supplied to the cities of Lewiston and Auburn by the Lewiston Gas Light Company. The company has a modern plant with ample production capacity to accept the load requirements of new industry.

Gas is sold on a firm basis in all classifications at the lowest rates in the State of Maine. No charges are made to the customer for either service lines or main extensions abutting the company's 110 mile distribution system. Consulting service relevant to the usage and application of its fuel is supplied on a no-charge basis to all customers of the Lewiston Gas Light Company.

The Lewiston Gas Light Company manufactures a carborated water gas. Distribution is to customers in the built-up sections of Lewiston and Auburn. B.T.U. content of the manufactured gas is 525. Its specific gravity is 0.69 and chemical analysis is as follows:

|                 |       |                 |      |
|-----------------|-------|-----------------|------|
| illuminants     | 7.5%  | CO <sub>2</sub> | 5.5% |
| CO              | 24.9% | O               | .6%  |
| CH <sub>4</sub> | 13.6% | N               | 8.9% |
| H               | 39.0% |                 |      |

## TELEPHONE

But contact with other people and organizations in different towns, states, and nations is also necessary for community growth and prosperity. Without roads and highways which join village to city, state to state, progress in any form in the twentieth century would be almost impossible.

The Telephone Company is proud of its part in building the highways of communication which link the citizens of the Androscoggin area with homes and businesses throughout the nation.

As members of the community since 1910, Telephone Company employees have participated actively in its ever-continuing growth.

The most modern telephone equipment and facilities are currently available for all telephone subscribers in the area.

We pledge ourselves to keep pace with this growing community — by continuing to provide its homes and businesses with the newest and finest developments in telephone communication.

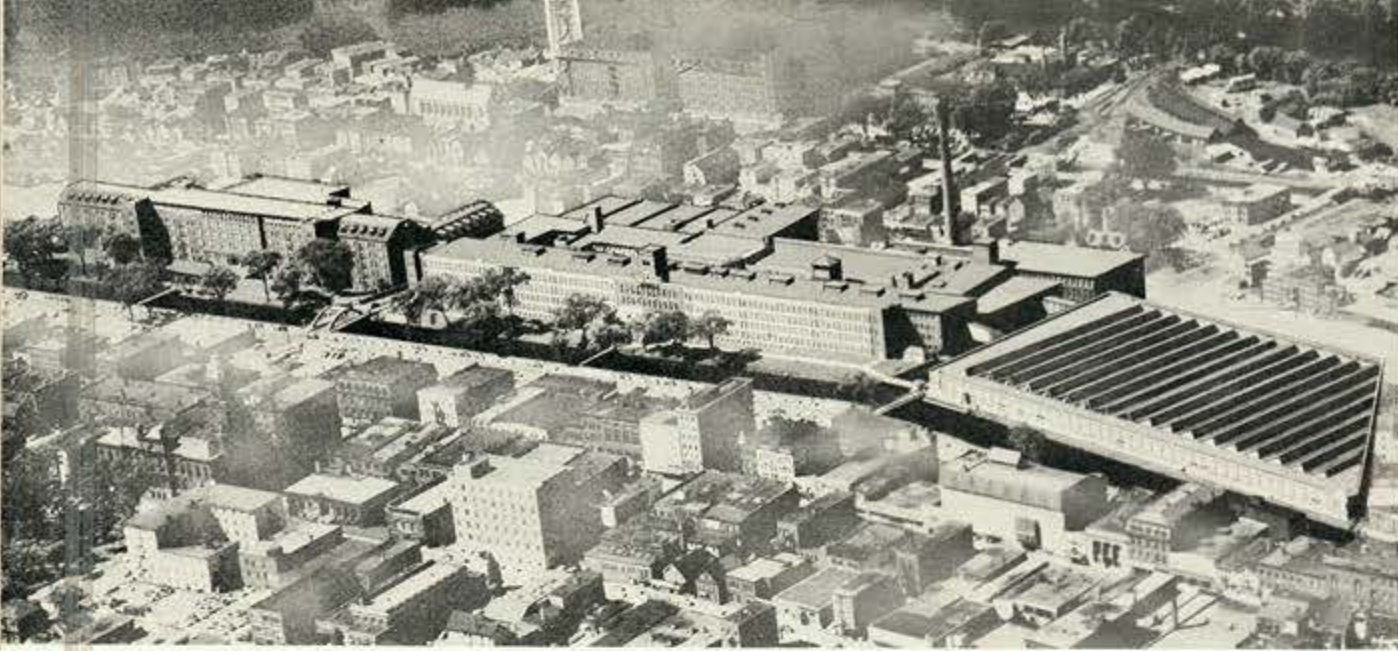


Androscoggin Valley Watershed

Yankee Atomic Electric Co. Plant, Rowe, Mass.







# MANUFACTURING

The Lewiston-Auburn Economic Area is a leading area of the state in terms of total manufacturing. In 1962, some 234 firms manufactured products valued at \$167,000,000 and paid gross wages of \$47,000,000. Employment totalled 13,410 of which 7,507 or 56% were male workers and 5,903 or 44% were female workers.

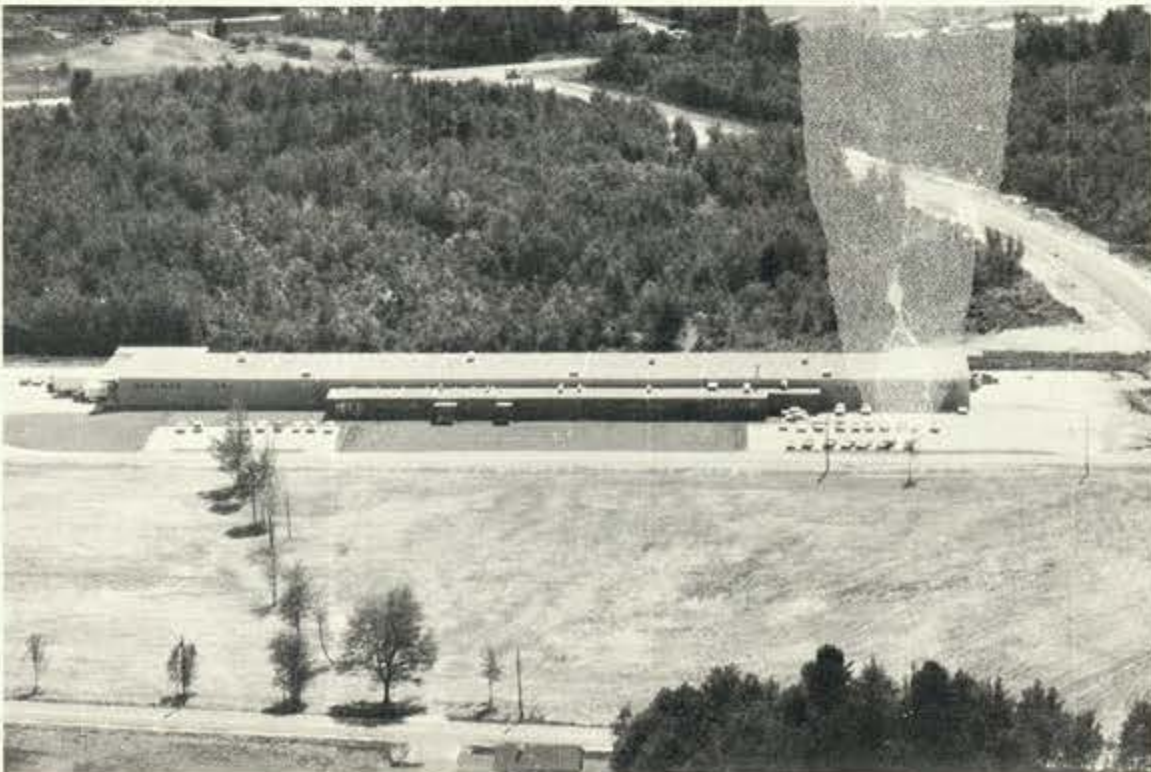
Most of the manufacturing firms are located in the two largest cities of Auburn and Lewiston. Lisbon and Mechanic Falls are secondary manufacturing centers. The number of companies in the ten-town and two-city area (exclusive of sawmill and logging establishments) total 208 and are distributed as follows:

|          |    |        |   |
|----------|----|--------|---|
| Lewiston | 98 | Turner | 2 |
| Auburn   | 85 | Durham | 1 |

|                |   |        |   |
|----------------|---|--------|---|
| Lisbon         | 8 | Leeds  | 1 |
| Mechanic Falls | 5 | Minot  | 1 |
| Webster        | 4 | Poland | 1 |
| Greene         | 2 | Wales  | — |

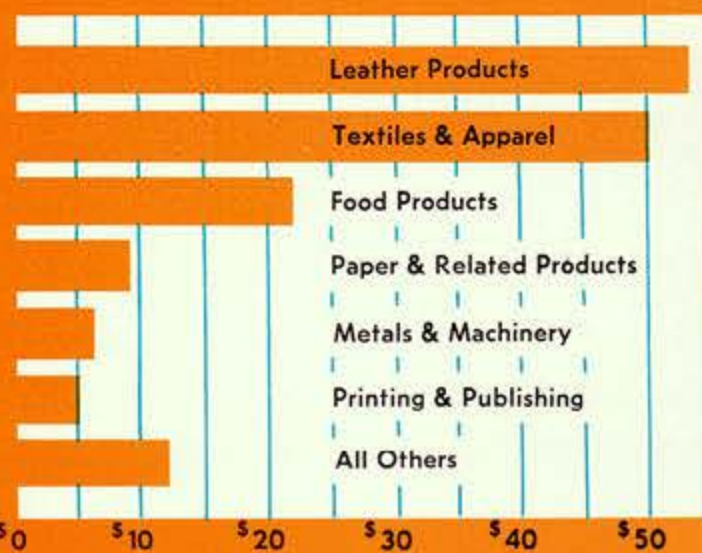
Approximately half of these companies are small in size with 25 employees or less. About one-third employ between 25 and 100 workers. There are 33 plants employing more than 100 workers, of which 5 employ more than 500.

All types of manufacturing are represented in the area. Manufactured leather products especially women's shoes is the most important industry with the textile industry in second place.

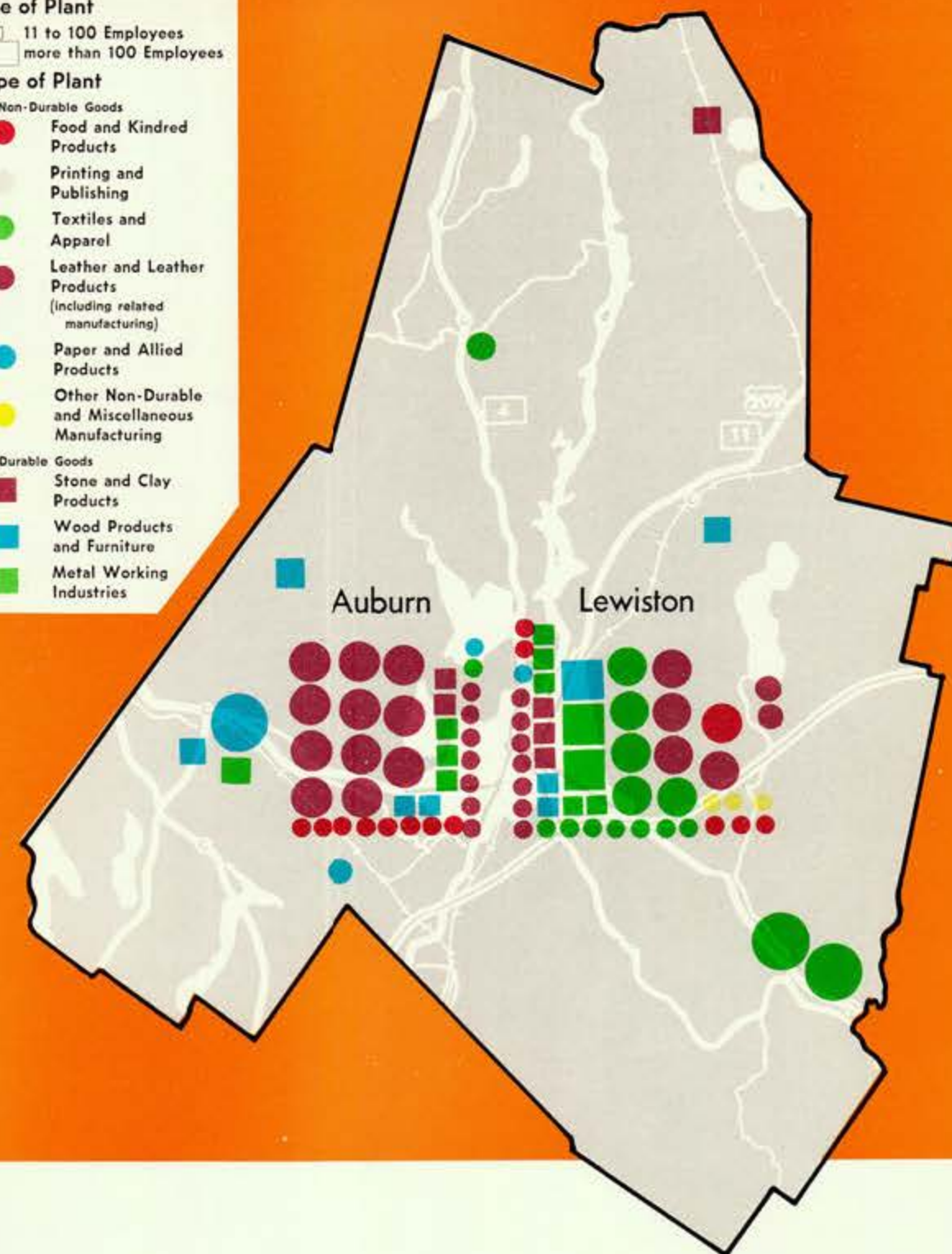




## VALUE OF PRODUCT



## EMPLOYMENT







# SKILLED LABOR

In the excerpts from testimonial letters, the heads of many of our leading companies detail in their own words why Maine is a good state in which to operate profitably, efficiently and effectively.

#### BATES MANUFACTURING COMPANY

A. Phillip Goldsmith  
President

"Bates people have these skills and do that something extra to achieve excellence of product. Within their own families, these artisans have passed on these skills from generation to generation and they are exclusive to Bates and exclusive to Maine."

#### BATH IRON WORKS CORPORATION

John R. Newell  
President

"We still enjoy in Maine the priceless attitudes of individual pride in workmanship and loyalty to the team effort, which are so rapidly disappearing in many parts of our country. Such assets are slow to build, and require careful nurturing on the part of both management and employees to persist. High grade business and industry leaders who take a broad, long range view of their industry's future, will appreciate the intangible value of such attitudes."

#### THE COMMONWEALTH SHOE & LEATHER CO., INC.

W. S. Fraser, Jr.  
Vice President

"The continued growth and expansion of our manufacturing facilities in the state of Maine speaks for itself in regard to the satisfaction that this Company has obtained from its operations in the state of Maine."

#### DIAMOND NATIONAL CORPORATION

Richard J. Walters  
President

"The skill and reliability of the 800 persons employed in these plants and those who work in our retail building-supply centers throughout the state is an important asset."

#### FAIRCHILD SEMICONDUCTOR

C. E. Pausa  
Plant Manager

"The friendly atmosphere our employees bring to their jobs and the sincere interest they've shown in their work have helped us progress rapidly. They have readily adapted themselves to the particular skills required in manufacturing our line of electrical signaling products, and we are most optimistic concerning our future expansion in Maine."





### COMPARATIVE WAGES

| Manufacturing                        | Maine  | U. S.  |
|--------------------------------------|--------|--------|
| Average                              | \$1.87 | \$2.37 |
| Leather and leather products         | 1.63   | 1.71   |
| Textile-mill products                | 1.63   | 1.65   |
| Paper and allied products            | 2.43   | 2.37   |
| Lumber and wood products             | 1.66   | 1.97   |
| Food and kindred products            | 1.64   | 2.21   |
| Transportation equipment             | 2.42   | 2.89   |
| Machinery, except electrical         | 2.09   | 2.66   |
| Fabricated metal products            | 2.35   | 2.52   |
| Apparel                              | 1.40   | 1.66   |
| Printing, publishing, and allied     | 2.33   | 2.78   |
| Stone, clay, and glass products      | 1.97   | 2.35   |
| Furniture                            | 1.65   | 1.95   |
| Chemicals and allied products        | 1.67   | 2.62   |
| Electrical machinery                 | 1.67   | 2.38   |
| Primary metals                       | 1.98   | 2.97   |
| Rubber and misc.<br>plastic products | 1.71   | 2.44   |
| Instruments, scientific, etc.        | 2.09   | 2.40   |

#### C. F. HATHAWAY COMPANY

Leonard G. Saulter  
President

"Hathaway's success is based on a quality product and this is due to the skilled craftsmen who, generation after generation, have been born, raised and trained in Maine."

#### INTERCHEMICAL CORPORATION

Floyd E. Anderson  
Division Vice-President

"Not only do our Maine people supply the essential skilled craftsmanship but also loyalty, devotion and a liberal sprinkling of Yankee ingenuity."

#### OXFORD PAPER COMPANY

William H. Chisholm  
President

"This state has the people, the power and other ingredients so necessary for a healthy industrial climate. Such a climate fosters industrial growth, and we at Oxford fully intend to keep growing with Maine."

#### HEARST PUBLISHING COMPANY, INC.

E. R. Comee  
General Manager

"The success of our operation in this vicinity has been due a great deal to the high caliber of the employees and a complete cooperation with Municipal and State officials."

#### PROSPERITY, A DIVISION OF AMETEK, INC.

Robert L. Cummings  
General Manager

"The understanding and cooperation of labor has been most helpful to us in developing an efficient work force."

#### ST. REGIS PAPER COMPANY

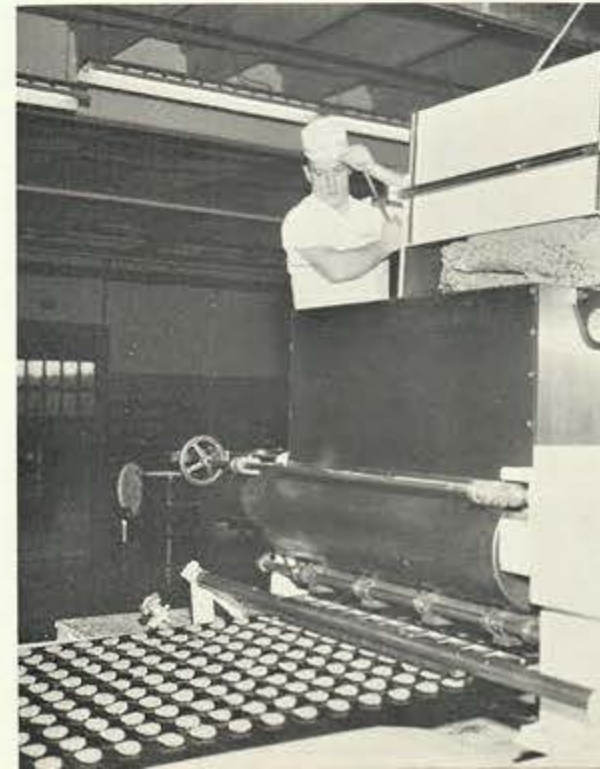
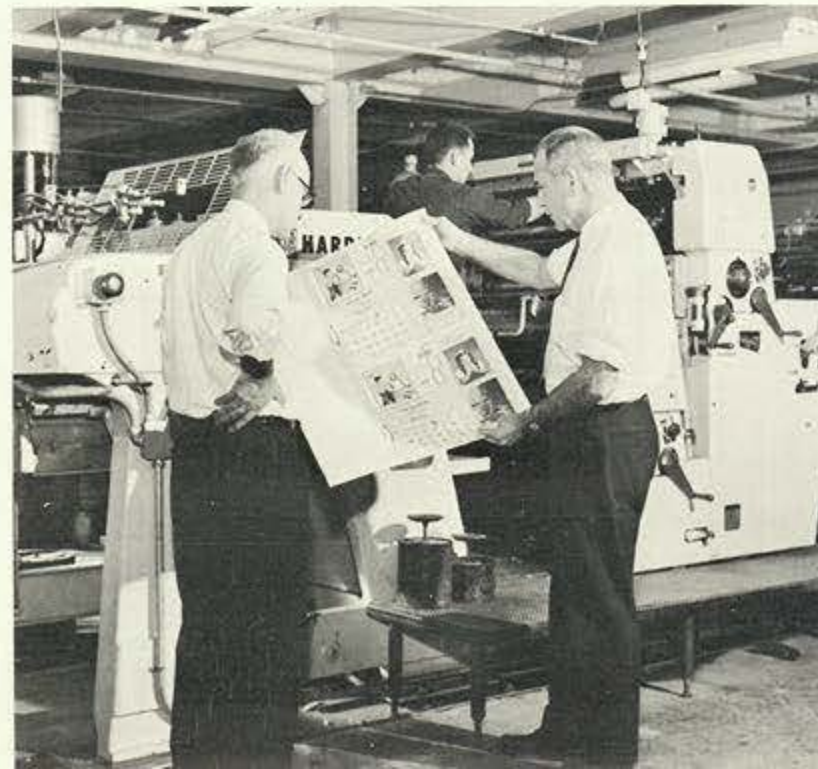
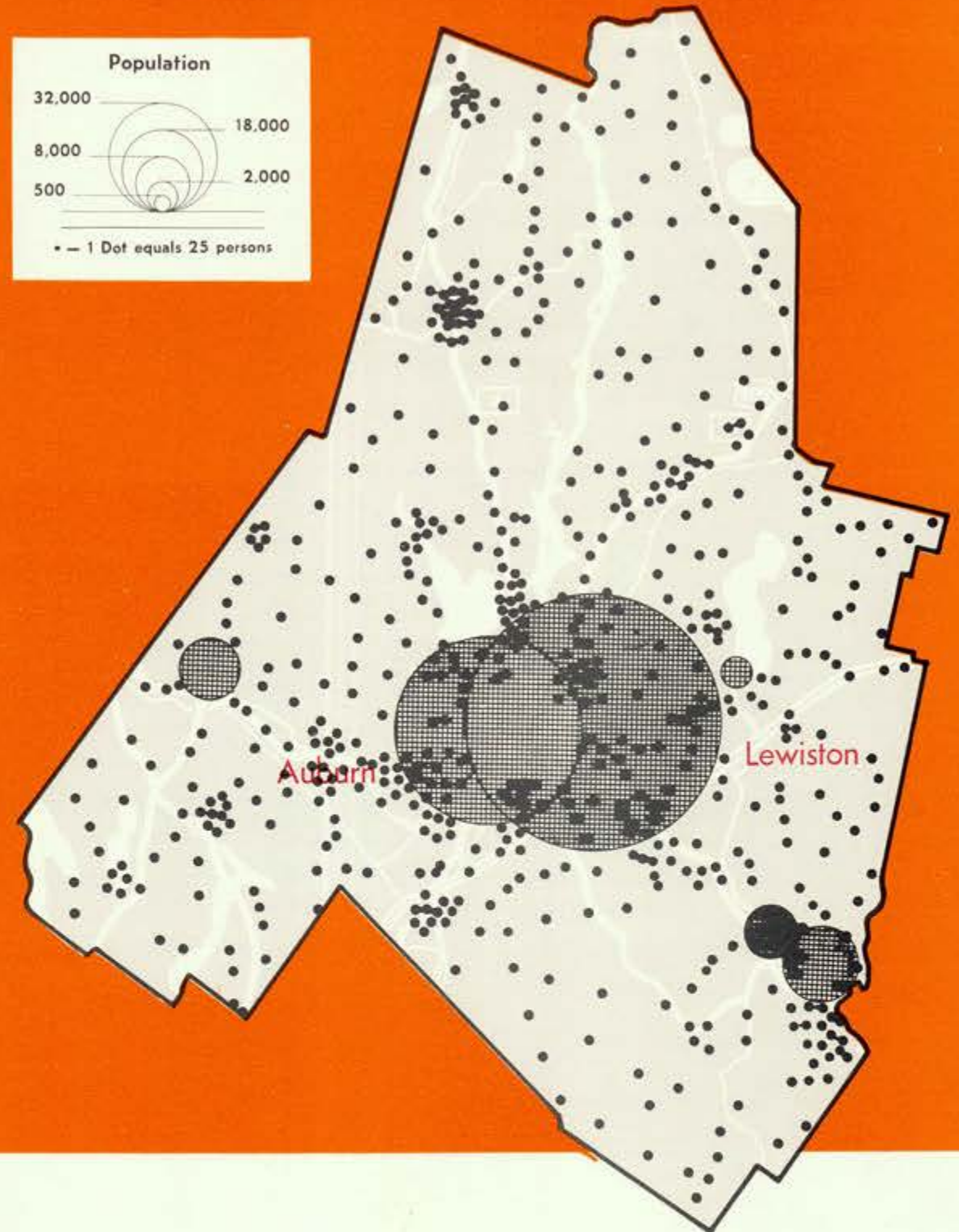
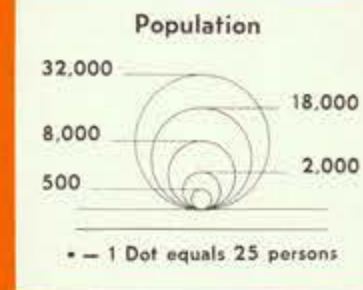
William R. Adams  
President

"Maine offers natural resources in abundance. People and a favorable business climate are also very important. Maine provides a good supply of skilled workers who take pride in their work and they and the State have always given business and industry a warm welcome."

#### SYLVANIA ELECTRIC PRODUCTS INC.

John T. Conley, Jr.  
Plant Manager

"Mr. Paul Cameron, Vice President of the overall manufacturing operation, declares; 'this was a most fortunate choice on the part of Sylvania.' Says Mr. Cameron, 'We have found in Waldoboro a high degree of skill and loyalty and the living conditions in this community are to be rated as excellent.'"





# INDUSTRIAL CLIMATE

## TAXATION

Local property taxation (the most important tax consideration from the standpoint of additional developments, as Maine has no state or corporate income tax) is generally comparable throughout the region. Actual rates, however, may vary considerably from one community to another as different bases for assessment are used. Tax rates, the estimated assessment values and equalized tax rate are given in the table below.

| Municipality      | 1962 rate<br>per \$1,000<br>assessed<br>value | Estimated*<br>Assessment<br>Ratio | Equalized<br>rate per<br>\$1,000<br>assessed<br>value |
|-------------------|---|-----------------------------------|---|
| Auburn            | \$69.00                                       | 36%                               | \$24.84   |
| Lewiston          | 48.00   | 38%                               | 18.24   |
| Turner            | 136.00  | 23%                               | 31.28   |
| Minot             | 122.00  | 28%                               | 34.16   |
| Mechanic<br>Falls | 30.00   | 100%                              | 30.00   |
| Poland            | 120.00  | 20%                               | 24.00   |
| Durham            | 116.00  | 30%                               | 34.80   |
| Leeds             | 148.00  | 22%                               | 32.56   |
| Greene            | 91.00   | 25%                               | 22.75   |
| Wales             | 77.00   | 33%                               | 25.41   |
| Webster           | 102.00  | 29%                               | 29.58   |
| Lisbon            | 22.60   | 100%                              | 22.60   |

**NO**  
**CORPORATE INCOME**  
**CORPORATE EXCISE**  
**PERSONAL PROPERTY**  
**STATE PROPERTY**  
**TAXES**

## FINANCING

Financial institutions in the ten-town and two-city area include the following:

- First-Manufacturers National Bank of Lewiston and Auburn — 5 offices; (main office Lewiston with offices in Auburn and Lewiston — total resources of ..... \$ 56,000,000
- Canal National Bank of Portland — 16 offices (main office Portland with office in Lewiston) total resources of ..... \$ 57,000,000
- Depositors Trust Company — 28 offices (main office Augusta, branches at Auburn, Lewiston, Mechanic Falls, and Lisbon Falls) — total resources of ..... \$107,000,000
- Casco Bank and Trust Company — 20 offices (main office Portland, branches at Auburn and Lewiston) total resources of ..... \$ 68,000,000
- Four mutual savings banks: Androscoggin County Savings Bank, Peoples Savings Bank in Lewiston; Auburn Savings Bank and Mechanics Savings Bank in Auburn — with combined resources in excess of ..... \$ 60,000,000

In addition, there are savings and loan, and loan and building associations at Auburn and Mechanic Falls and 11 special charter loan companies have offices in the Lewiston-Auburn area.

Besides these local institutions, other state agencies concerned with financing include the Maine Industrial Building Authority (see next section) and the Development Credit Corporation of Maine. The latter, which was established in 1949 and served as the prototype for similar organizations in other states, obtains development loan funds from the reserves of member financial institutions.

At the federal level, financial advisers and loan experts, familiar with business conditions throughout the state, are available at the Augusta field office of the Small Business Administration.

## BUILDING AUTHORITY

The Maine Industrial Building Authority is one of the state's key assets in attracting new industries and assisting existing industry in the state to expand. The recent legislation which established this Authority created a group authorized to pledge the credit of the state to insure loans made by financial institutions to local non-profit development corporations. Up to 90% of the cost of an "industrial project" can be insured by the Authority. For the purpose of the law this is defined as "... any building or other real estate improvement and, if a part thereof, the land upon which they may be located, and all real properties deemed necessary to their use by any industry for the manufacturing, processing or assembling of raw materials or manufactured products ... " Additional information on the Authority can be obtained from the Maine Department of Economic Development or by writing the Manager, Maine Industrial Building Authority, State Office Building, Augusta, Maine.





# INDUSTRIAL POTENTIAL

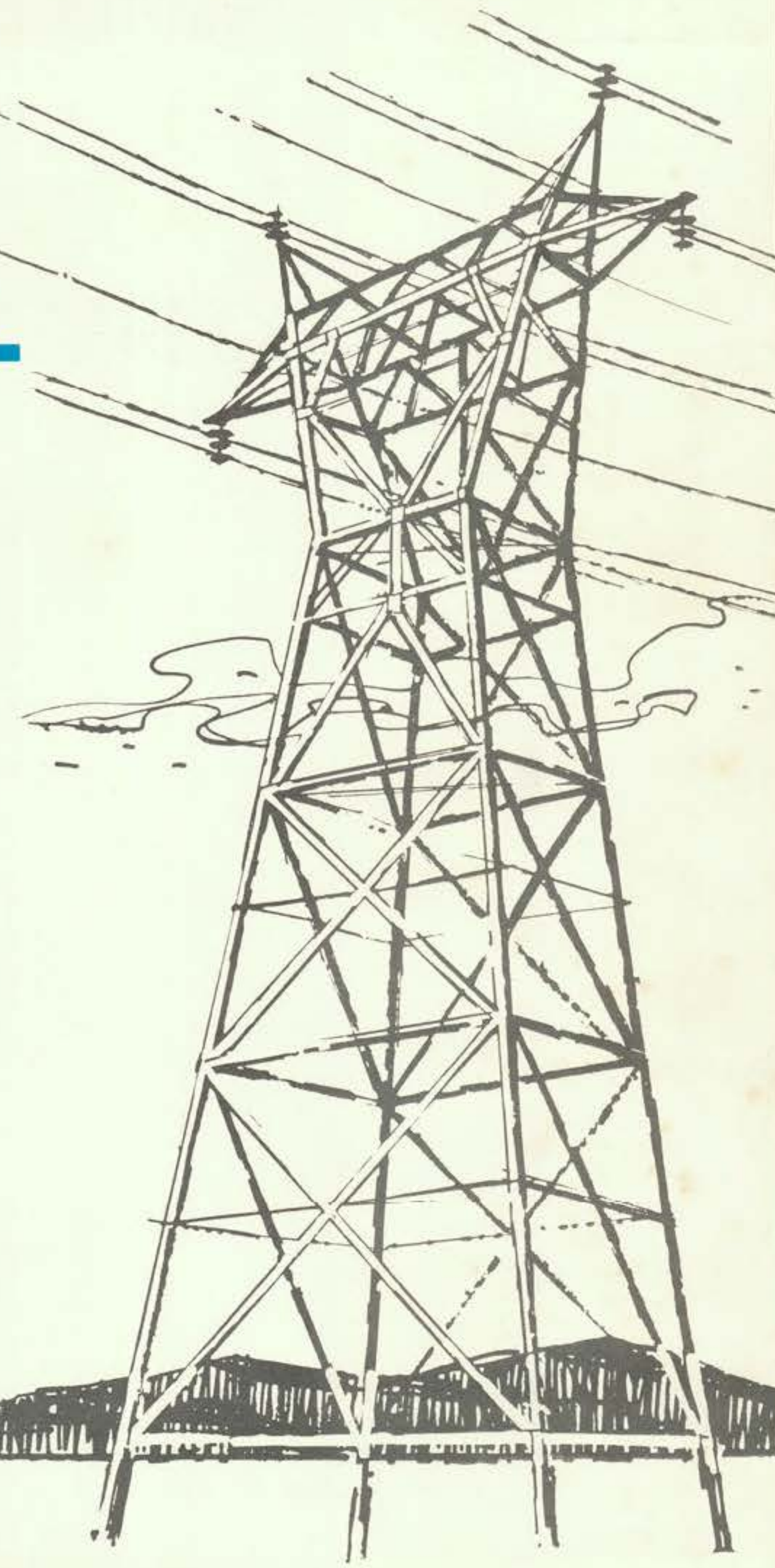
LABOR POOL FROM APRIL 1960 CENSUS DATA FOR 10 TOWNS & 2 CITIES

|                                 | Auburn | Lewiston | Lisbon | Durham | Greene | Leeds | Mechanic Falls | Minot | Poland | Turner | Wales | Webster |
|---------------------------------|--------|----------|--------|--------|--------|-------|----------------|-------|--------|--------|-------|---------|
| Population: 1940                | 19,817 | 38,598   | 4,123  | 784    | 865    | 801   | 1,999          | 674   | 1,441  | 1,415  | 434   | 1,236   |
| Population: 1950                | 23,134 | 40,974   | 4,318  | 1,050  | 974    | 797   | 2,061          | 750   | 1,503  | 1,712  | 437   | 1,212   |
| Population: 1960                | 24,449 | 40,804   | 5,042  | 1,086  | 1,226  | 807   | 2,195          | 780   | 1,537  | 1,890  | 488   | 1,302   |
| Approximate Percent (1960)      |        |          |        |        |        |       |                |       |        |        |       |         |
| Nonwhite <sup>2</sup>           | *      | *        | *      | *      | *      | *     | 0              | *     | *      | 0      | 1.6   | 0       |
| Foreign Born                    | 6.8    | 15.2     | 6.0    | —      | —      | —     | —              | —     | —      | —      | —     | —       |
| Employment (Total) <sup>3</sup> | 10,122 | 17,096   | 1,811  | 374    | 475    | 224   | 710            | 413   | 593    | 602    | 154   | 492     |
| Manufacturing                   | 4,649  | 8,758    | 1,007  | 172    | 200    | 77    | 357            | 158   | 186    | 244    | 37    | 262     |
| Nonmanufacturing                | 5,473  | 8,338    | 804    | 202    | 275    | 147   | 353            | 255   | 407    | 358    | 117   | 230     |
| Trade                           | 1,802  | 2,843    | 213    | 31     | 68     | 18    | 124            | 54    | 90     | 88     | 0     | 52      |
| Government                      | 659    | 836      | 170    | 32     | 49     | 36    | 84             | 24    | 66     | 87     | 34    | 27      |
| Unemployment                    | 589    | 1,191    | 107    | 21     | 22     | 16    | 60             | 25    | 4      | 27     | 20    | 42      |
| Percent Labor Force             | 5.5    | 6.5      | 5.6    | 5.3    | 4.4    | 6.6   | 7.8            | 5.7   | 0.7    | 4.3    | 11.5  | 7.9     |
| Female Employment Total         | 4,051  | 7,136    | 592    | 136    | 154    | 51    | 227            | 155   | 172    | 143    | 27    | 177     |
| Manufacturing                   | 1,907  | 3,785    | 294    | —      | —      | —     | —              | —     | —      | —      | —     | —       |
| Nonmanufacturing                | 2,144  | 3,351    | 298    | —      | —      | —     | —              | —     | —      | —      | —     | —       |
| Trade                           | 621    | 985      | 87     | —      | —      | —     | —              | —     | —      | —      | —     | —       |
| Government                      | 303    | 247      | 91     | —      | —      | —     | —              | —     | —      | —      | —     | —       |

<sup>1</sup> Figures omitted were not given in census tabulations.

<sup>2</sup> An asterisk, \*, indicates nonwhite persons were under 1 percent of the total.

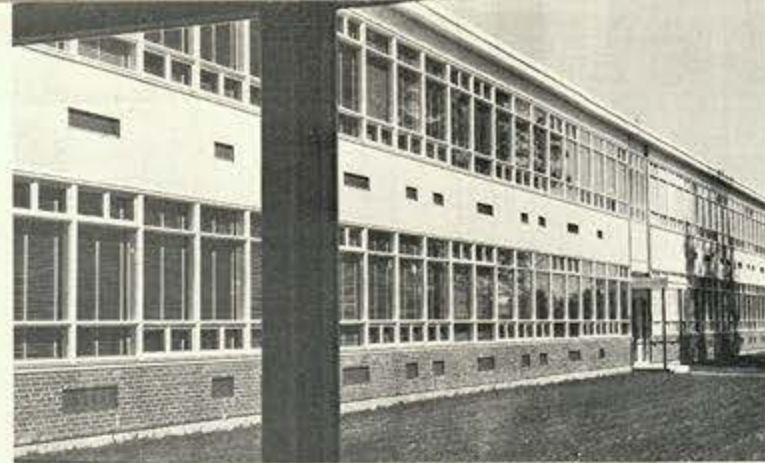
<sup>3</sup> Employment figures are from a tabulation by industry, which includes self-employed owners and proprietors, except that the government figures are by class of worker.







Beautiful Lakes



Montello Junior High, Lewiston



Excellent Golf Courses



St. Peter and Paul



Ski Jump — Auburn

# LIVABILITY

## VACATIONLAND

Maine is known nationwide as an ideal vacationland and its recreational facilities are unsurpassed. Whatever the individual's particular requirements may be in the field of recreation, some section of Maine provides them. Nature has endowed the state with over 17,000,000 acres of forests, over 3,400 miles of beautiful tidal shoreline, some 2500 crystal clear lakes, hundreds of mountains, and scores of sun-drenched beaches — all this adds up to a perfect vacationland.

Southwestern Maine offers a choice variety of vacation activities with its 9 ski areas, 4 state operated parks (2 located at the seacoast, and 2 inland), 12 yacht clubs, 25 golf courses, 5 state operated historic memorials, 103 boys and girls summer camps, and 8 county and local fairgrounds. The region also offers many state operated and privately-owned picnic facilities along its highways for the convenience of its vacationing guests.

The seacoast of southwestern Maine has several of the finest white sand beaches on the Atlantic coast along with some of the state's most beautiful rock bound coastal scenery such as Bald Head Cliff at Ogunquit, the well-known shore drive at Kennebunkport, and the Portland Headlight. The better known beaches are located at York, Ogunquit, Wells, Kennebunk, Fortune's Rocks, and Old Orchard. The famed beach at Old Orchard extends for many miles and is the seacoast amusement center of the region. Further north along the coast there are numerous smaller beaches, many of which are privately controlled. The Maine Turnpike has several access roads leading to the area's coastal auto drives.

There are several boat sightseeing trips offered along the region's coast starting at York, Ogunquit, Kennebunkport, Portland, and several other locations. Deep sea fishing accommodations are also available at many of the area's harbors. Striped bass fishing is becoming one of the area's most popular sports.

Camping facilities are available at: Sebago Lake State Park, about 30 miles northwest of Portland. 300 tent sites are located within its boundaries of 1,296 acres. Bradbury Mt. State Park, 29 miles north of Portland, a 271 acre park. Beautiful panorama of Casco Bay and the mountain region. Many other modern camping facilities (privately owned) have been established in this region for the pleasure of tenting enthusiasts.

There are two seacoast located state parks. Two Lights State Park at Cape Elizabeth is just a few miles from Portland. This 40 acre park features unexcelled

## PARKS

There are two seacoast located state parks. Two Lights State Park at Cape Elizabeth is just a few miles from Portland. This 40 acre park features unexcelled

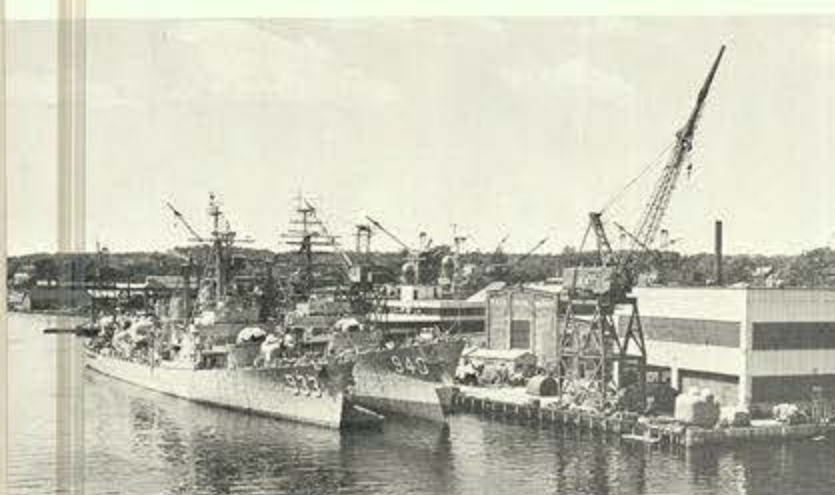


Gorham State Teachers College



New Developments

Bath Iron Works



Poland Spring House



Bass Fishing



Picnicking At Its Best



Salmon Fishing







Leavitt Institute



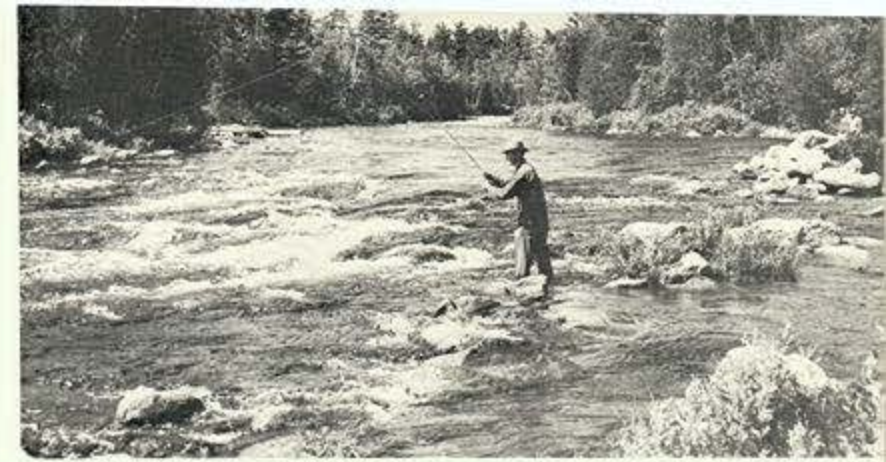
Skiing At Its Best



Bates College



Summer Theaters



Trout Fishing

ocean scenery. Reid State Park is 48 miles northeast of Portland, and has an area of 792 acres. The activities at this park include picnicking, surf bathing, and warm salt water pool swimming.

## SPORTS

The region is a veritable network of lakes, rivers, and streams — the principal rivers being the Kennebec, Androscoggin, Saco, Mousam, and the Kennebunk. The more important lakes being Sebago, Great East, Thompson, Long, Auburn, and Mousam. Through its fish conservation program the state has stocked many of the region's lakes and streams with game fish. Wild fish make up the greater proportion of fish caught, however, a progressive hatchery program is being conducted to insure the fisherman's success in the future.

Maine's hunting season brings thousands of hunters from all over the northeastern section of the country. Deer, ruffed grouse, woodcock, bear, rabbit, and duck are the principal game found in the southwestern region. Hunting enthusiasts in Maine take home an annual average kill of over 35,000 deer.

Located in the western part of our Androscoggin region is the famous lake and resort area of Poland Spring, capped by the world-renowned Poland Spring

Hotels. The Mansion House and Poland Spring House stand at the top of Ricker Hill, which commands a broad panorama of hills and lakes. The sunsets from Ricker Hill are considered by some as one of the most beautiful sights in Maine. Grouped about the base of the hill, which has a championship golf course, are the five Range Ponds, with excellent fishing, boating and bathing facilities.

Beyond Poland Spring are Tripp Lake and the southern end of Thompson Lake, which stretches into Cumberland and Oxford Counties. Both are popular resort and tourist centers, with excellent boating, fishing, hunting and water sports facilities.

Southwestern Maine's dining facilities are excellent featuring well prepared New England dishes to please the taste of its vacationing guests.

## EDUCATION

There are nursing training schools and beauty culture and barber training schools at Lewiston. A shoe-workers training school has recently been instituted in the Auburn-Lewiston area under the provisions of the Federal Manpower Development and Training Act. The Androscoggin Vocational Training Institute has been approved by voter referendum with construction to be started at an early date.

3 accredited high schools are located within the Androscoggin Area.

Post-high school educational facilities in the area include:

Bates College at Lewiston, a private co-educational liberal arts college, awarding A.B. and B.S. degrees. The college has an enrollment of approximately 850. Bowdoin College is located 18 miles to the east in Brunswick and awards M.A. and B.A. degrees.

Auburn School of Commerce in Auburn is a private, co-educational school offering a three-year course in business administration; a two-year course in secretarial studies, and a one year course in accounting. Enrollment is approximately 70.

Bliss Business College at Lewiston is a private co-educational school. Three-year courses in business administration and business teacher training and two-year courses in secretarial studies, accounting and business administration are offered. The school has an enrollment of approximately 85.

The area is served by the New England Telephone and Telegraph Co. There are two local radio stations WCOU and WLAM. Television coverage is from Channels 6, 8 and 13 plus the educational TV station WCBB.

**All this adds up to CONTENTMENT**



Keen Rivalry



Fried Maine Chicken m-m-m

Modern Homes

Youth Center — Lewiston



Ice Hockey, Youth Center



Chapel, Bates College



Lobster Bake, Indian Island







A letter from  
the Honorable John H. Reed, Governor of the State of Maine



JOHN H. REED  
GOVERNOR

STATE OF MAINE  
OFFICE OF THE GOVERNOR  
AUGUSTA

April 1, 1964

Greetings:

There are nearly 15,000 community and regional economic development agencies in the United States, each striving to induce industry to locate within its territory. Amid this enthusiasm there is one thing that the manufacturer must do - "Look at the record."

In this connection, Maine proudly points to the record of the Bates Manufacturing Company. This leading textile manufacturer wisely resisted the tide of migration of the industry to the south and remained in Lewiston, Maine to celebrate the Company's 112th anniversary there - because the record of more than a century proved that it is an excellent location for profitable industrial operation.

Other firms have prospered in Maine as long, or longer.

Recent new industries in the twin cities of Lewiston and Auburn include such diversified products as electronics, tungsten wire extrusion, glass ornaments, large scale commercial printing and baking. These firms "Looked at the record." Now they are happily engaged in making their own records - record production, record profits.

There is another advantage to locating in the Androscoggin County Area. Situated only minutes away from the ski slopes, the lakes and seashore and forests, which comprise Maine's year-round vacationland, this area is for management and labor alike, a good place to live.

You will be most welcome in Maine where the record speaks for itself.

Sincerely,

*John H. Reed*  
John H. Reed  
Governor

JHR:msp



"BUSINESS CLIMATE"

resolution prepared by the Maine State Chamber of Commerce  
and adopted by the Maine Legislature:

STATE OF MAINE

In the Year of our Lord One Thousand Nine Hundred and Fifty-Nine

JOINT RESOLUTION

WHEREAS, the State and the Cities and Towns thereof have embarked upon an intensive program of industrial, recreational and agricultural development, and

WHEREAS, a favorable "business climate" is acknowledged to be a major factor in the advancement of such a development program, and

WHEREAS, the success of such a program means more jobs, more payrolls, new sources of revenues and greater prosperity for all our people, and

WHEREAS, the creation and continuance of a favorable "business climate" can only be attained by strict adherence to a set of well defined principles and conditions, and

WHEREAS, these principles and conditions are generally recognized and defined as follows:

1. An atmosphere in which the triumvirate of government, management and labor live cooperatively and harmoniously in full recognition of their interdependence and mutual interests;

2. A friendly and understanding attitude on the part of government at all levels and a willingness on the part of government, within its proper sphere of activity, to do all within its power to keep Maine industry and commerce in a competitive position;

3. An attitude on the part of our people which clearly indicates to industry (both existing and potential) that they are sincerely wanted;

4. Careful and prudent planning activities with an eye to present needs and future efficient growth of the state;

5. Vigorous community attitudes which reflect concern for continuing and expanding payroll revenues by making more attractive the ease and cost of doing business in this state;

6. Sound, stable and adequate financial institutions and established machinery for capital generation;

7. An informed, intelligent and productive labor force dedicated to pride in product, and which endorses the profit motive as the source of job security and benefits for all; now, therefore, be it

RESOLVED by the Senate and House of Representatives, that the 99th Maine Legislature shall examine all proposed legislation in terms of its effect upon the "favorable business climate" of the state and shall determine whether such legislation may have any deterrent effect upon the business climate of the state, as outlined and be it further

RESOLVED, that copies of this Resolution be transmitted by the Secretary of the Senate to the Governor and the heads of all departments of the state government with the request that they examine their own discretionary acts in terms of the effect upon the "favorable business climate" of Maine.

This book was designed and produced by Geiger Bros.,  
Lewiston, Maine — John G. Shelley, Jr., Art Director.

It is lithographed on Oxford Paper Company's 80 lb.  
Maineflex Offset Enamel Cover in seven colors.

Statistical data and factual information used in this brochure have been obtained from a variety of sources, both governmental and private. Of particular help has been the cooperation of officials in the Maine Department of Economic Development, and specifically in the division of research and planning, Dana A. Little, Acting Director. At the community level, individuals, businesses and organizations, far too numerous to mention, have given freely of their time and assistance to the end that this Pictorial Brochure would provide a true and effective representation of the Androscoggin area.







